



## DRAW REQUEST

DATE 09/21/2023ACCOUNT NAME Corick Properties LLCLOAN NUMBER 5377375 2nd LIENMATURITY DATE 03/30/2024LOAN AMOUNT \$1,052,115.00 2nd LIENFUNDS AVAILABLE \$662,087.97AMOUNT REQUESTED \$147,294.16REQUESTED BY: Corick Properties LLC / Rick Benavidez Jr.

## DISBURSEMENT

CHECK# \_\_\_\_\_ DDA \_\_\_\_\_

WIRE: Attach wiring instructionsREQUEST RECEIVED BY PHONE  EMAIL  FAX  PERSON CUSTOMER SIGNATURE *Rick Benavidez Jr.*OFFICER APPROVAL *[Signature]*

REQUEST FUNDED BY \_\_\_\_\_

**OUTGOING WIRE TRANSFER  
CUT OFF TIME 3:00 PM SHARP**

DATE: September 22, 2023 TIME: 10:00 AM/PM

ORIGINATING F. I.: Schertz Bank & Trust \* AMOUNT: \$147,294.16  
ORIGINATING F. I. ABA: 114916103 \* FEE: -0-  
\* ORDER TAKEN BY: Elaine Rutkowski *ER* \* TOTAL: \$147,294.16

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\*ORIGINATOR NAME: Schertz Bank & Trust  
\*ADDRESS: 519 Main St. CITY Schertz ST TX  
\*ACCOUNT NUMBER: 103530001 PHONE: 210-945-7400  
\*ORIGINATOR SIGNATURE: Schertz Bank & Trust / 5377375

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\*BENEFICIARY NAME: CR&T Builders Inc.  
\*BENEFICIARY ADDRESS: 811 Mountain View Dr. CITY San Marcos ST TX 78666  
\*BENEFICIARY ACCOUNT NUMBER: 48002224  
\*BENEFICIARY BANK: Sage Capital Bank  
\* BEN BANK ADDRESS: 1606 N Sarah Dewitt Dr. CITY Gonzales ST TX 78629  
\*BENEFICIARY BANK'S ABA: 1 1 4 9 . 1 3 7 1 . 1

ADDITIONAL INSTRUCTIONS: \_\_\_\_\_

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**FOR BANK USE ONLY**

EMPLOYEE ENTERING WIRE: *Arlean* CALLBACK: \_\_\_\_\_

VERIFIED/APPROVED BY: \_\_\_\_\_ TRACKING #: 11480

MODIFIED BY: \_\_\_\_\_ SCANNED BY: \_\_\_\_\_

TranSet Number: 957797		
Date	Description	Amount
Sep 22, 2023	Loan Advance	\$147,294.16
Transaction Number: 957797001 Account Number: Note 5377375 Transaction Code: [305] Loan Advance Date Created: 09/22/2023 08:55 AM Extracted: No Template Number: [506] LOAN to GL Transfer Branch Number: [5] 05-SAN MARCOS BRANCH Responsibility Code: [510] DAVID CASE Institution: [60] SCHERTZ BANK AND TRUST Submitter User Name: Elaine Rutkowski Originating Institution: [60] SCHERTZ BANK AND TRUST		
Sep 22, 2023	CORICK PROPERTIES LLC LN 5377375	DRAW WIRE FUNDS TO SAGE CAPITAL BANK \$147,294.16
Transaction Number: 957797002 Account Number: General Ledger 103530001 Transaction Code: [400] General Ledger Credit Date Created: 09/22/2023 08:55 AM Extracted: No Template Number: [506] LOAN to GL Transfer Branch Number: [1] 01-MAIN BRANCH Responsibility Code: [0] Institution: [60] SCHERTZ BANK AND TRUST Submitter User Name: Elaine Rutkowski Originating Institution: [60] SCHERTZ BANK AND TRUST		

**Note 5377375 - CORICK PROPERTIES LLC**

	Relationship	Date of Birth	Phone Number	Tax Identification
CORICK PROPERTIES LLC 346 STONE PARK NEW BRAUNFELS TX 78130	Owner/Signer		*****	EIN **..*****

Additional Relationships  
Tax Name: CORICK PROPERTIES LLC  
See Mailing Information

**Summary**

Principal Balance:	\$390,027.03	Interest Method:	[7] 365/360 P&I Separate
Interest Balance:	\$1,867.61	Current Payment Due Date:	Mar 30, 2024
Net Payoff:	\$391,894.64	Current Payment Due Amount:	\$10.00
Maximum Credit:	\$1,052,115.00	Current Interest Payment Due Date:	Sep 30, 2023
Maximum Credit Code:	Non-Revolving	Current Interest Payment Due Amount:	\$2,452.65
Current Available Credit:	\$662,087.97	Date Last Payment:	Sep 05, 2023
Current Other Escrow Balance:	\$0.00	Amount Last Payment:	\$983.40
Current Late Charge Balance:	\$0.00	Current Days Past Due:	
Current Other Escrow Interest Balance:	\$0.00	Total Amount Due:	\$2,452.65
Book Balance:	\$390,027.03	Total Amount Past Due:	\$0.00
Total Collateral Value:	\$2,600,000.00	Payment Frequency:	Maturity
LTV:	40.46%	Regular Payment Amount:	\$10.00
Payments Scheduled:	1	Current Rate Over:	6.000000
Payments Billed:		One Day's Interest:	\$65.0045
Payments Made:		Current Yield:	6.083333
Times Extended:		Original Note Amount:	\$0.00
Times Renewed:	0	Original Note Date:	Dec 30, 2022
Times Past Due 1-29 Days:		Maturity Date:	Mar 30, 2024
Times Past Due 30-59 Days:		Contract Date:	Dec 30, 2022
Times Past Due 60-89 Days:		Months To Maturity:	6.3
Times Past Due 90+ Days:		Date Accrued Through:	Sep 20, 2023
		Date Last Transaction Activity:	Sep 05, 2023
		Date Principal Paid To:	Dec 30, 2022
		Date Interest Paid To:	Aug 30, 2023
		Date Last Change:	Sep 05, 2023
		Date Last Updated:	Sep 20, 2023

**Wiring Instructions**

Sage Capital Bank

ABA# 114913711 Swift# FRSTUS44

Institution's Address: 1606 N Sarah Dewitt Dr.  
Gonzales, TX 78629

Beneficiary's Name: CR&T BUILDERS INC.

Beneficiary's Address: 811 MOUNTAIN VIEW DR  
SAN MARCOS, TX 78666

Beneficiary account #: 48002224

**Special Instructions:**



Lender	Project	Contractor
Schertz Bank	San Marcos Auto Center 2510 Hunter Rd San Marcos, TX	CR&T Builders Inc Application: 7 Period To: 09/08/23

Financial Snapshot			
	CRM Records	GC's Request	
Original Contract Sum:	\$ 1,709,493.03	\$ 1,709,493.03	
Net Previous Change Orders:	\$ 98,898.85	\$ 98,898.85	
Net Current Change Orders:	\$ -	\$ -	
Contract Sum to Date:	\$ 1,808,391.88	\$ 1,808,391.88	
Total Completed to Date:	\$ 1,310,831.83	\$ 1,310,831.83	
Retainage:	\$ 65,541.59	\$ 66,041.81	
Total Earned Less Retainage:	\$ 1,245,290.24	\$ 1,244,790.02	
Less Previous Certificates for Payment:	\$ 1,097,996.08	\$ 1,097,996.08	
Current Payment:	\$ 147,294.16	\$ 147,294.16	
Balance to Finish Including Retainage:	\$ 563,101.64	\$ 563,601.86	

**Recommended Items to be Addressed Prior to Funding:**  
 A fully signed and notarized copy of the pay application needs to be submitted  
 All lender required lien waivers need to be submitted

**Overall Completion**  
 Contractors Estimated Percent Complete: 72.49%  
 Consultants Estimated Work In Place: 72.06%  
*Consultant's estimate of work in place does not include stored materials or deposits until they have been incorporated in to construction*  
 The work in place is generally in line with the contractors estimate.  
 Expected Progress To Date: 60%  
 Actual Progress To Date: 72%

Lien Waivers Received					
Contractor	Waiver Type	Date	Amount Released	Scope	Notarized
	Conicle draw request				
	1)		147,294.16		
	2)		\$ 375.00	(inspector downer)	

**Recommendation**  
 We recommend funding the recommendations

ation and with regards to the above

This report is intended for the use of the lender and is not to be used to infer quality or code compliance reviewed and approved by the consultant.

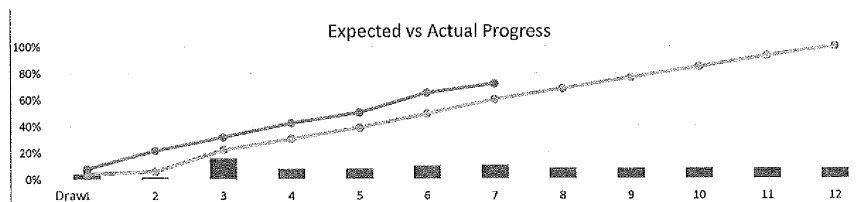
ons made are based on the review of the of CRM. Approval of any payment does not port, it is assumed all documentation has been nsidered in its entirety.

**Project Description**  
 Construction of an automobile workshop center.

**Overall Work Completed**

Site Construction	Site cleared and graded. Electrical, sewer and water site work appears to be in place. Detention pond is in place.
Building Envelope/ Exterior Finishes	building slab is poured. Office building exterior is mostly complete. Shop building, steel is erected siding and roofing underway.
Mechanical/ Electrical/ Plumbing	in slab and wall ins completed
Interior Finishes	Drywall in the office is hung
Misc/ Special Construction	Detention pond is excavated and driveways and curbs are poured. Concrete retaining wall is erected.

**Materials Stored On Site**



(note: monthly estimate of scheduled percent complete based on normalized completion averaged over the contract time)

**Project Schedule**  
 The estimated time for completion within 365 days from the date of commencement. There have been 0 change order days to date.  
 Construction is estimated to have commenced 02/01/2023  
 The estimated date of completion is 02/03/2024  
 Construction appears to be on schedule

**Outstanding Issues**



**DRAW REQUEST**

DATE 09/21/2023

ACCOUNT NAME Corick Properties LLC

LOAN NUMBER 5377375 2nd LIEN

MATURITY DATE 03/30/2024

LOAN AMOUNT \$1,052,115.00 2nd LIEN

FUNDS AVAILABLE \$662,087.97

AMOUNT REQUESTED \$375.00

REQUESTED BY: Corick Properties LLC / Rick Benavidez Jr.

**DISBURSEMENT**

CHECK# MAIL OUT CHECK \_\_\_\_\_ DDA \_\_\_\_\_

~~VOID WITH WRITING INSTRUCTION~~



REQUEST RECEIVED BY \_\_\_\_\_ PHONE  EMAIL  FAX \_\_\_\_\_ PERSON \_\_\_\_\_

CUSTOMER SIGNATURE *Rick Benavidez Jr.*

OFFICER APPROVAL *[Signature]*

REQUEST FUNDED BY \_\_\_\_\_

**Note 5377375 - CORICK PROPERTIES LLC**

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 Tax Name: CORICK PROPERTIES LLC  
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Construction Resource Management, LLC

13300 Old Blanco Rd  
Suite 307  
San Antonio TX 78216

# Invoice

Date	Invoice #
9/20/2023	133678

Bill To
Schertz Bank & Trust 519 Main Street Schertz, TX 78154

Project
22231143 Corick Auto Group San Marcos

Description	Amount
Construction Monitoring	375.00

Please make checks payable to Construction Resource Management

<b>Total</b>	\$375.00
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**Wiring Instructions**

Sage Capital Bank

ABA# 114913711 Swift# FRSTUS44

Institution's Address: 1606 N Sarah Dewitt Dr.  
Gonzales, TX 78629

Beneficiary's Name: CR&T BUILDERS INC.

Beneficiary's Address: 811 MOUNTAIN VIEW DR  
SAN MARCOS, TX 78666

Beneficiary account #: 48002224

**Special Instructions:**



**CONSTRUCTION RESOURCE MANAGEMENT, LLC**  
*Construction Consultants*  
 13300 Old Blanco Road, Suite 307  
 San Antonio, Texas 78216

Lender	Project	Contractor
Schertz Bank	San Marcos Auto Center 2510 Hunter Rd San Marcos, TX	CR&T Builders Inc Application: 7 Period To: 09/08/23

Financial Snapshot			
	CRM Records		GC's Request
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Balance to Finish including Retainage:	\$ 563,101.64	\$	563,601.86

**Recommended Items to be Addressed Prior to Funding**  
 A fully signed and notarized copy of the pay application needs to be submitted  
 All lender required lien waivers need to be submitted

**Overall Completion**  
 Contractors Estimated Percent Complete: 72.49%  
 Consultants Estimated Work In Place: 72.06%  
*Consultant's estimate of work in place does not include stored materials or deposits until they have been incorporated in to construction*  
 The work in place is generally in line with the contractors estimate.  
 Expected Progress To Date: 60%  
 Actual Progress To Date: 72%

Lien Waivers Received					
Contractor	Waiver Type	Date	Amount Released	Scope	Notarized

**Recommendation**  
 We recommend funding the requested amount upon the lender's receipt of all required documentation and with regards to the above recommendations

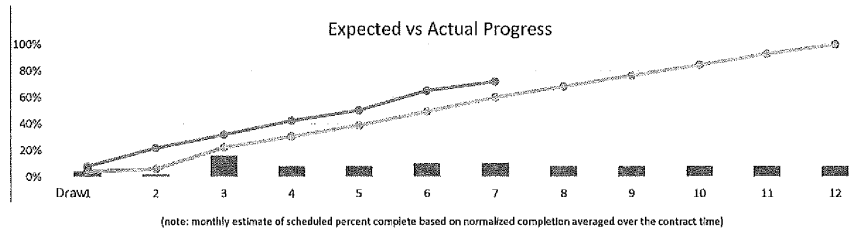
This report is intended for the sole use by the lender with whom our services have been contracted. Any recommendations made are based on the review of the submitted documentation and the observable site conditions at the time of our inspection and are strictly the opinions of CRM. Approval of any payment does not infer quality or code compliance nor should it substitute for owner approval of the work. Except where noted in this report, it is assumed all documentation has been reviewed and approved by the owner, architect, or representative acting on behalf of the owner. This report is to be considered in its entirety.

**Project Description**  
 Construction of an automobile workshop center.

**Overall Work Completed**

Site Construction	Site cleared and graded. Electrical, sewer and water site work appears to be in place. Detention pond is in place.
Building Envelope/ Exterior Finishes	building slab is poured. Office building exterior is mostly complete. Shop building, steel is erected siding and roofing underway.
Mechanical/ Electrical/ Plumbing	in slab and wall ins completed
Interior Finishes	Drywall in the office is hung
Misc/ Special Construction	Detention pond is excavated and driveways and curbs are poured. Concrete retaining wall is erected.

**Materials Stored On Site**



**Project Schedule**  
 The estimated time for completion within 365 days from the date of commencement. There have been 0 change order days to date.  
 Construction is estimated to have commenced 02/01/2023  
 The estimated date of completion is 02/01/2024  
 Construction appears to be on schedule

**Outstanding Issues**

Line Item Variance			
Description of Work	Contractors Estimate	CRM Estimate	Comments
Cabinetry	0%	0%	
Countertops	0%	0%	
Wall Tile, Mop Sink, and Shower	0%	0%	
Hardware	0%	0%	
HVAC	74%	74%	
Big Ass Fan	0%	0%	
Plumbing	98%	98%	
Electrical	32%	32%	
Low Voltage	53%	53%	
CR&T - Labor Overhead	61%	11%	Item is typically drawn in line with the estimated total project.
CR&T - Management Fee	100%	72%	Item is typically drawn in line with the estimated total project.
US Assure Builders RiskPolicy	100%	100%	
Rockcrete USA	100%	100%	



Percentage Complete Inspection Report

Project:		San Marcos Auto Center		Owner:		Crick Auto Center		Contractor:		CR&T Builders Inc		
2510 Hunter Rd San Marcos, TX		3620 N Hwy 129 San Marcos, TX		Period To: 9/8/2023		16085 Hwy 123 Ste 101 San Marcos, TX						
Application #:		7		Inspection Date:		5/15/2023						
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No	Description of Work	Scheduled Value	Time Item Transfer	Updated Schedules Value	Work Completed From Previous	Work Completed This Request	Materials Stored To Date	Total Completed To Date	Per Cent Complete To Date	Balance to Finish	Remaining	CR&T Exe-Complete
1	Permit/Fees/Testing	\$ 13,000.00	\$ 3,529.00	\$ 16,529.00	\$ 16,529.00	\$ 600.00		\$ 16,529.00	100%	\$ -	\$ 626.45	100%
2	SWPPP	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 3,526.64	\$ 500.00		\$ 4,026.64	45%	\$ 4,973.36	\$ 207.35	45%
3	Surveys	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 6,186.75	\$ -		\$ 6,186.75	82%	\$ 1,313.25	\$ 306.34	82%
4	Utility Bills	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 143.00	\$ 52.94		\$ 196.94	7%	\$ 2,803.06	\$ 9.80	7%
5	Portable Latrine	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 1,371.57	\$ 158.59		\$ 1,530.16	57%	\$ 1,169.84	\$ 78.51	57%
6	Interior Cleaning	\$ 5,760.00	\$ 5,760.00	\$ 5,760.00	\$ -	\$ 3,470.00		\$ 8,885.93	93%	\$ 714.07	\$ 444.32	93%
7	Trench Removal	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 6,865.40	\$ -		\$ 6,865.40	86%	\$ 1,134.60	\$ 343.27	86%
8	Rem-4-Fence	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 222,228.48	\$ -		\$ 222,228.48	91%	\$ 21,170.52	\$ 11,111.47	91%
9	Excavation	\$ 243,450.00	\$ 243,450.00	\$ 243,450.00	\$ 39,900.00	\$ 27,280.00		\$ 67,180.00	100%	\$ -	\$ 3,855.15	100%
10	Site Utilities	\$ 38,900.00	\$ 38,900.00	\$ 38,900.00	\$ 57,183.59	\$ 78,966.76		\$ 136,150.35	100%	\$ 78,966.76	\$ -	100%
11	Landscaping	\$ 72,000.00	\$ 41,121.00	\$ 113,121.00	\$ 407,765.00	\$ 46,600.00		\$ 454,365.00	100%	\$ 4,500.00	\$ 22,716.25	100%
12	Monolithic Foundation	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -		\$ 4,500.00	0%	\$ 4,500.00	\$ -	0%
13	Concrete Waterproofing	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 15,172.50	\$ -		\$ 15,172.50	38%	\$ 9,210.00	\$ 286.13	38%
14	Concrete Floor Sealer & RamBoard	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	\$ 78,000.00	\$ 5,892.50		\$ 83,892.50	58%	\$ 56,107.50	\$ 3,890.00	58%
15	Meat Building	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ -	\$ -		\$ -	0%	\$ 2,200.00	\$ -	0%
16	Meat Rafting	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ -	\$ -		\$ -	0%	\$ 5,200.00	\$ -	0%
17	Dumpster Enclosure, Gates, & Bollards	\$ 14,905.00	\$ 14,905.00	\$ 14,905.00	\$ 11,440.00	\$ -		\$ 11,440.00	77%	\$ 3,465.00	\$ 672.00	77%
18	Meat Roofing	\$ 50,500.00	\$ 50,500.00	\$ 50,500.00	\$ 32,745.84	\$ 2,441.40		\$ 35,187.24	70%	\$ 15,312.76	\$ 1,758.37	70%
19	Framing Material	\$ 40,200.00	\$ 40,200.00	\$ 40,200.00	\$ 25,000.00	\$ -		\$ 25,000.00	62%	\$ 15,200.00	\$ 1,250.00	62%
20	Framing Labor	\$ 11,750.00	\$ 11,750.00	\$ 11,750.00	\$ -	\$ 9,852.00		\$ 9,852.00	84%	\$ 1,898.00	\$ 492.00	84%
21	Spray Foam Insulation	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -		\$ -	0%	\$ 3,500.00	\$ -	0%
22	Gutters	\$ 4,575.72	\$ 4,575.72	\$ 4,575.72	\$ 4,575.72	\$ -		\$ 4,575.72	100%	\$ -	\$ 228.79	100%
23	Windows	\$ 13,708.74	\$ 13,708.74	\$ 13,708.74	\$ -	\$ -		\$ -	0%	\$ 13,708.74	\$ -	0%
24	Interior Doors	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,287.00	\$ -		\$ 6,287.00	63%	\$ 3,713.00	\$ 313.35	63%
25	Storefront Doors	\$ 19,500.00	\$ 19,500.00	\$ 19,500.00	\$ -	\$ 10,300.00		\$ 10,300.00	53%	\$ 9,200.00	\$ 515.00	53%
26	Drywall - hang, tape, float & texture	\$ 5,680.00	\$ 5,680.00	\$ 5,680.00	\$ -	\$ -		\$ -	0%	\$ 5,680.00	\$ -	0%
27	Interior Trim	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -		\$ -	0%	\$ 5,000.00	\$ -	0%
28	Interior Trim - Material	\$ 40,284.87	\$ 40,284.87	\$ 40,284.87	\$ 4,050.00	\$ 5,954.40		\$ 10,004.40	25%	\$ 30,280.47	\$ 600.22	25%
29	Painting	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -		\$ -	0%	\$ 3,000.00	\$ -	0%
30	FFP on Walls	\$ 1,207,074.33	\$ 89,446.35	\$ 1,296,520.68	\$ 872,981.73	\$ 112,574.92		\$ 985,556.65	76.37%	\$ 304,854.03	\$ 49,276.33	76.38%
<b>Change Orders Total</b>												



Item No.	Description of Work	C		D	E	F		G		H	I	J	K	L	M
		Original Scheduled Value	Updated Scheduled Value			From Previous Profit Previous %/K	Work Completed This Request	Material Stored To Date	Completions To Date						
31	Cabinetry	\$ 9,500.00	\$ 9,500.00		\$ 9,500.00							0%	\$ 9,500.00	\$ -	0%
32	Countertops	\$ 6,800.00	\$ 6,800.00		\$ 6,800.00							0%	\$ 6,800.00	\$ -	0%
33	Wall Tile, Mop Sink, and Shower	\$ 4,750.00	\$ 4,750.00		\$ 4,750.00							0%	\$ 4,750.00	\$ -	0%
34	Hardware	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00							0%	\$ 3,000.00	\$ -	0%
35	HVAC	\$ 27,000.00	\$ 32,375.00	\$ 5,375.00	\$ 32,375.00	\$ 10,000.00	\$ 14,000.00	\$ 24,000.00	\$ 24,000.00			74%	\$ 8,675.00	\$ 1,200.00	17%
36	Big Ass Fan	\$ 9,000.00	\$ 9,000.00		\$ 9,000.00							0%	\$ 9,000.00	\$ 2,138.48	0%
37	Plumbing	\$ 43,473.20	\$ 43,473.20		\$ 43,473.20	\$ 41,857.70	\$ 811.88	\$ 42,765.58	\$ 42,765.58			96%	\$ 70,870.00	\$ 1,703.50	58%
38	Low Voltage	\$ 104,980.00	\$ 104,980.00		\$ 104,980.00	\$ 34,070.00	\$ 5,108.60	\$ 54,010.00	\$ 54,010.00			52%	\$ 7,055.60	\$ 1,985.22	32%
39	Electrical	\$ 104,980.00	\$ 104,980.00		\$ 104,980.00	\$ 5,108.60	\$ 1,815.60	\$ 7,924.40	\$ 7,924.40			53%	\$ 7,055.60	\$ 5,838.16	53%
40	CR&T - Labor Overhead	\$ 185,195.08	\$ 185,195.08		\$ 185,195.08	\$ 86,922.20	\$ 25,841.08	\$ 112,762.28	\$ 112,762.28			61%	\$ 72,451.80	\$ 4,688.00	72%
41	CR&T - Management Fee	\$ 96,720.42	\$ 96,720.42		\$ 96,720.42	\$ 96,720.42		\$ 96,720.42	\$ 96,720.42			100%	\$ -	\$ 123.00	100%
42	US Assure Builders RiskPolicy	\$ 2,400.00	\$ 2,400.00		\$ 2,400.00	\$ 2,400.00		\$ 2,400.00	\$ 2,400.00			100%	\$ -	\$ 83.88	100%
43	Rockcrete USA	\$ -	\$ 1,677.50	\$ 1,677.50	\$ 1,677.50	\$ 1,677.50		\$ 1,677.50	\$ 1,677.50			100%	\$ -	\$ -	100%
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60	<b>TOTAL</b>	\$ 1,709,483.03	\$ 96,898.81	\$ 96,898.81	\$ 1,806,381.84	\$ 1,153,785.05	\$ 165,048.48	\$ 1,210,821.83	\$ 1,210,821.83	\$ -		72%	\$ 497,550.05	\$ 65,541.59	72%

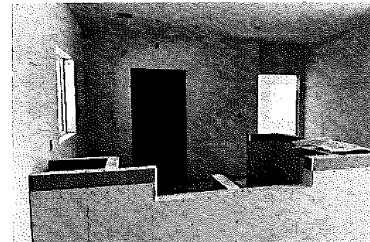
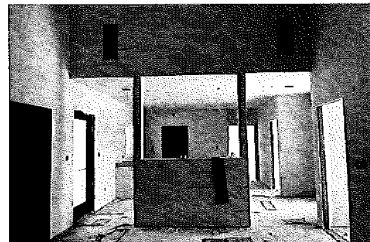
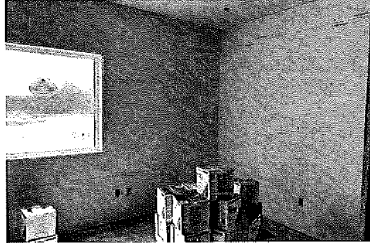
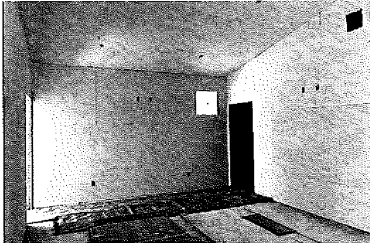


Progress Pictures

September 19, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank

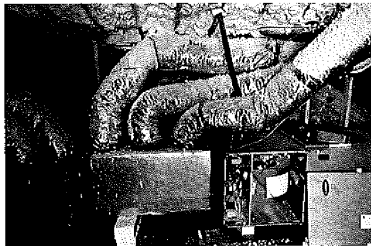
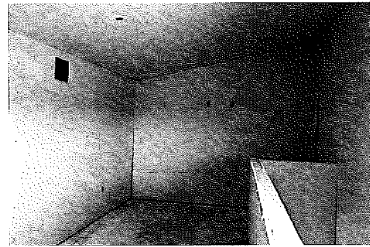
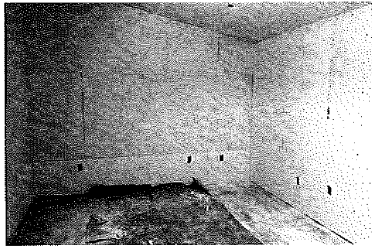
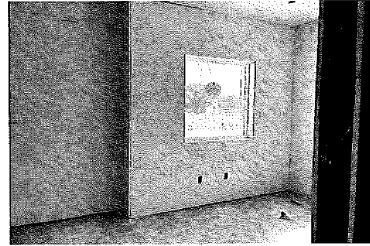
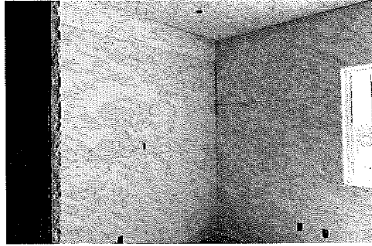


Progress Pictures

September 19, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank

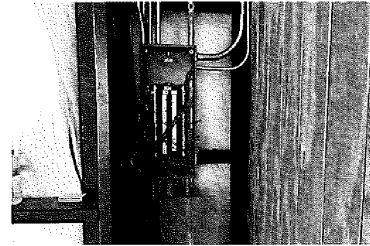
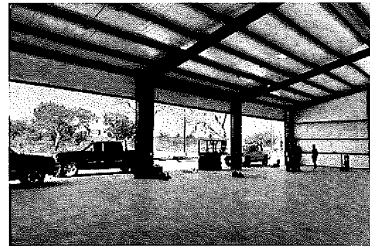
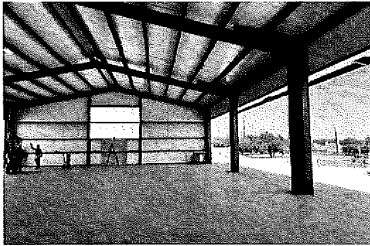
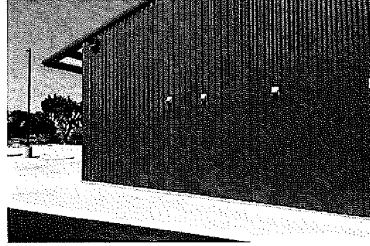
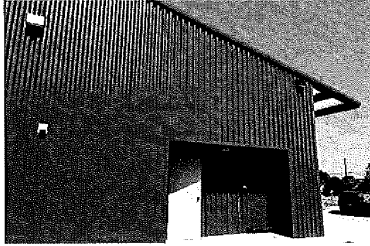


Progress Pictures

September 19, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank

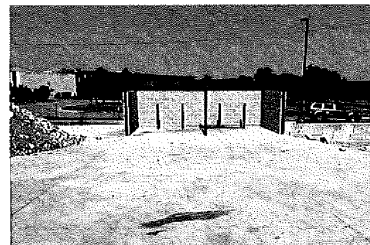
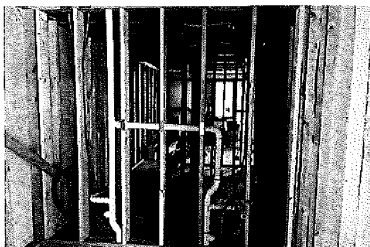
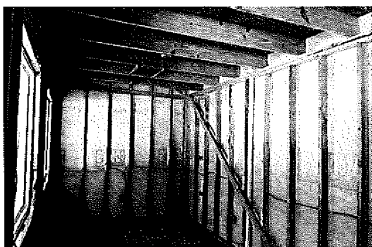
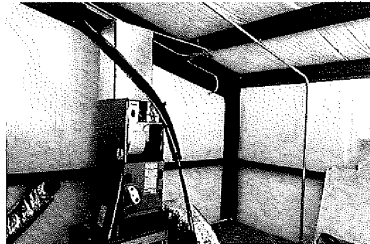


Progress Pictures

September 19, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank

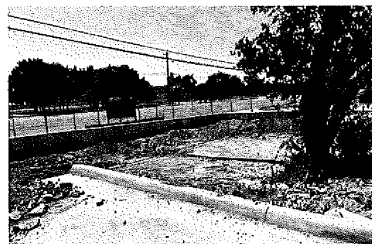
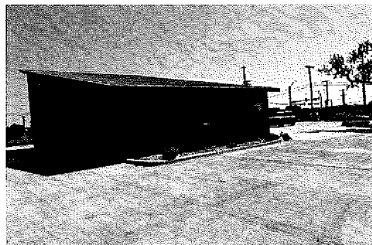
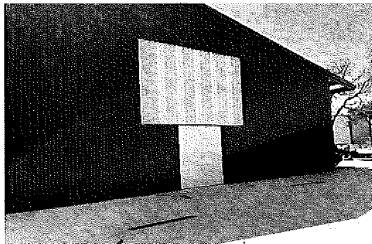


Progress Pictures

September 19, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank

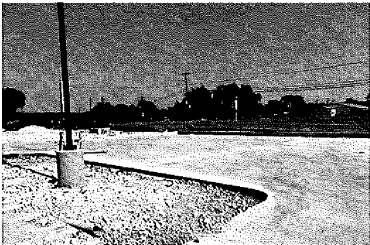
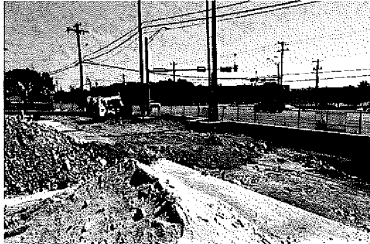


Progress Pictures

September 19, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank



USE OF FORM: Use this form, if a claimant or potential claimant is required to execute this waiver and release in exchange for or to induce the payment of a progress payment and is not paid in exchange for the waiver and release; or if a single payee check or joint payee check is given in exchange for the waiver and release.

Conditional Waiver and Release on Progress Payment  
(Subcontractors and Suppliers)

Project: San Marcos Auto Center  
Job No.: \_\_\_\_\_

On receipt by the signer of this document of a check from:  
Schertz Bank & Trust (maker of check)

in the sum of \$ 147,294.16 payable to:  
CR&T Builders, Inc. (payee or payees of check)

and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Corick Properties LLC, located at 2510 Hunter Road, San Marcos, Texas 78666, to the following extent:

Construction of an automobile workshop center and auto sales center.  
(job description)

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to:  
CR&T Builders, Inc. (person with whom signer contracted)

as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer. The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Dated to be effective as of 09/21/2023

Signature line for individual: <u>J Scott May</u> <u>J Scott May</u> (printed or typed name)	Signature line for person signing in representative capacity: _____ (name of subcontractor or supplier) _____ (printed or typed name and capacity)
---	--

Attach statement(s) or progress payment request(s).

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER: Corrick Auto Center  
3600 N. HWY 123  
San Marcos, TX 78666

PROJECT: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX 78666

APPLICATION NO: 7

Distribution to:

- OWNER
- ARCHITECT
- CONTRACTOR

FROM CONTRACTOR:

VIA ARCHITECT: Michael Willis

Period To: 08/01/2023-09/08/2023

BANK

CR&T Builders, Inc  
16085 HWY 123, STE.101  
San Marcos, TX 78666

Project #: Corrick Auto Group

CONTRACT DATE 10/28/22

**CONTRACTORS APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,709,493.03
2. Net change by Change Orders	\$	98,898.85
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,808,391.88
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,310,831.83
5. RETAINAGE:		
a. % of Completed Work	\$	65,541.59
b. (Column D + E on G703)	\$	n/a
% of Stored Material		
Total Retainage (Lines 5a + 5b or (Column F on G703)	\$	66,041.81
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	1,242,290.24
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,097,996.08
8. CURRENT PAYMENT DUE	\$	147,294.16
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less 6)	\$	563,101.64

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$56,136.50	
Total approved this Month		\$42,762.35	\$43,877.50
<b>TOTALS</b>			\$43,877.50
NET CHANGES by Change Order		\$98,898.85	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *[Signature]* Date: 08/15/2023

Subscribed and sworn to before me this 15 day of Sept  
County of: Guadalupe State of: TEXAS  
Notary Public: *[Signature]*  
My Commission expires on: 8/21/2027  
ERIN BACKUS  
Notary Public, State of Texas  
Comm. Expires 08-21-2027  
Notary ID 1254723817

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated. The quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: ..... \$ \_\_\_\_\_

*(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)*

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CONTINUATION SHEET**

ALA DOCUMENT G703

ALA Document: G702, APPLICATION AND CERTIFICATION FOR PAYMENT Project: Cortick Auto Center  
 Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainerage for line items may apply.

APPLICATION NO: 7  
 APPLICATION DATE: 08/01/2023-09/08/2023  
 PERIOD TO: ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+G)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE
1	Cortick Auto Center	\$16,529.00	\$16,529.00	\$0.00	N/A	\$16,529.00	100%	\$0.00	\$826.45
2	SW/PP	\$9,000.00	\$3,526.94	\$500.00	N/A	\$4,026.94	45%	\$4,973.06	\$201.35
3	Surveys	\$7,500.00	\$6,166.75	\$0.00	N/A	\$6,166.75	82%	\$1,333.25	\$308.34
4	Utility Bills	\$3,000.00	\$143.00	\$32.94	N/A	\$195.94	7%	\$2,804.06	\$5.80
5	Portable Latrine	\$2,700.00	\$1,371.57	\$158.59	N/A	\$1,530.16	57%	\$1,169.84	\$76.51
6	Interior Cleaning	\$5,760.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$5,760.00	\$6.09
7	Trash Removal	\$9,600.00	\$5,415.93	\$3,470.00	N/A	\$8,885.93	93%	\$714.07	\$444.30
8	Rent-Fence	\$8,000.00	\$6,865.40	\$0.00	N/A	\$6,865.40	86%	\$1,134.60	\$343.27
9	Excavation-Circle P Construction	\$243,400.00	\$222,229.48	\$0.00	N/A	\$222,229.48	91%	\$21,170.52	\$11,111.47
10	Site Utilities-Winston Construction	\$67,183.09	\$39,900.00	\$27,283.09	N/A	\$67,183.09	100%	\$0.00	\$3,359.15
11	Landscaping-Diamondback Landscaping	\$78,806.76	\$0.00	\$0.00	N/A	\$0.00	0%	\$78,806.76	\$0.00
12	Monolithic Foundation-CL Concrete	\$454,365.00	\$407,765.00	\$46,600.00	N/A	\$454,365.00	100%	\$0.00	\$22,718.25
13	Concrete Waterproofing	\$4,500.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$4,500.00	\$0.00
14	Concrete Floor Sealer & RamBoard	\$15,172.50	\$0.00	\$2,962.50	N/A	\$5,962.50	39%	\$9,210.00	\$298.13
15	Metal Building-Irontek	\$133,000.00	\$79,000.00	\$0.00	N/A	\$79,000.00	59%	\$56,000.00	\$3,950.00
16	Metal Building-Irontek	\$2,200.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$2,200.00	\$0.00
17	Dumppster Enclosure Gates & Bollard	\$5,200.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$5,200.00	\$0.00
18	Metal Roofing-Cadillac Roofing	\$14,905.00	\$11,440.00	\$0.00	N/A	\$11,440.00	77%	\$3,465.00	\$372.00
19	Framing Material- McCoy's	\$50,500.00	\$32,745.94	\$2,441.40	N/A	\$35,187.34	70%	\$15,312.66	\$1,759.37
20	Framing Labor	\$46,200.00	\$25,000.00	\$0.00	N/A	\$25,000.00	62%	\$15,200.00	\$1,250.00
21	Spray Foam Insulation	\$11,750.00	\$0.00	\$9,852.00	N/A	\$9,852.00	84%	\$1,898.00	\$492.60
22	Gutters-Advance Seamless Gutters	\$3,500.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$3,500.00	\$0.00
23	Windows-McCoy's	\$4,575.72	\$4,575.72	\$0.00	N/A	\$4,575.72	100%	\$0.00	\$228.79
24	Interior Doors	\$13,708.74	\$0.00	\$0.00	N/A	\$0.00	0%	\$13,708.74	\$0.00
25	Storefront Doors- NB Glass	\$10,000.00	\$6,267.00	\$0.00	N/A	\$6,267.00	63%	\$3,733.00	\$313.35
26	Daywall Hang, Tape, Plank& Texture	\$19,500.00	\$0.00	\$10,300.00	N/A	\$10,300.00	53%	\$9,200.00	\$515.00
27	Interior Trim-Out-Big Tex	\$3,680.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$3,680.00	\$0.00
28	Interior Trim Material	\$3,000.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$3,000.00	\$0.00
29	Painting-360 Painting	\$40,284.87	\$4,050.00	\$3,954.40	N/A	\$10,004.40	25%	\$30,280.47	\$1,000.44
30	FRP on Walls	\$3,000.00	\$0.00	\$0.00	N/A	\$0.00	0%	\$3,000.00	\$0.00
	<b>SUB TOTALS</b>	<b>\$1,296,520.68</b>	<b>\$872,991.73</b>	<b>\$112,574.92</b>	<b>\$0.00</b>	<b>\$985,566.65</b>	<b>76%</b>	<b>\$304,954.03</b>	<b>\$45,718.55</b>



CR&T Builders, Inc.

811 Mountain View  
 San Marcos, TX 78666  
 crt.maupin.office@gmail.com

# Invoice

Phone #
5123961703

Date	Invoice #
9/14/2023	1388

Bill To
Corick Auto Center Rick Benavidez 3600 N. HWY 123 San Marcos, TX 78666

Due Date	Project
9/22/2023	

Item	Description	Est Amt	Prior Amt	Prior %	Curr %	Total %	Amount
Permit	01 General Conditions City Permits, Engineering test, and City Inspections	16,529.00	16,529.00	100.00%	0.00%	100.00%	0.00
Environme...	SWPPP 52 Weeks of SWPPP 3rd party inspections	9,000.00	3,526.94	39.19%	5.56%	44.74%	500.00
Survey	Allowance for site surveys and "as Built" survey	7,500.00	6,166.75	82.22%	0.00%	82.22%	0.00
Utilities	Allowance for Water and Power bills throughout the duration of the project	3,000.00	143.00	4.77%	1.77%	6.53%	52.94
Portables	2 onsite portable bathrooms	2,700.00	1,371.57	50.80%	5.87%	56.67%	158.59
Clean Up	Clean up throughout the project and final clean after construction	5,760.00			0.00%	0.00%	0.00
Dump	on site trash dumpster, or trash trailer with haul off	9,600.00	5,416.33	56.42%	36.15%	92.57%	3,470.00
Liability In...	US Assure-Builder's Risk Policy	2,400.00			0.00%	0.00%	0.00
Equipment ...	02 Site Work Temporary construction fencing throughout the duration of the project	8,000.00	6,865.40	85.82%	0.00%	85.82%	0.00
Site Work	Excavation-Circle P Construction	243,400.00	222,229.48	91.30%	0.00%	91.30%	0.00
Site Work	Site Utilities- Winston Construction	67,183.09	39,900.00	59.39%	40.61%	100.00%	27,283.09
Landscaping	Landscaping- Diamondback Landscaping	78,806.76			0.00%	0.00%	0.00
Slab	03 Concrete Monolithic Foundation-CI Concrete	454,365.00	407,765.00	89.74%	10.26%	100.00%	46,600.00
Waterproof...	allowance for waterproofing	4,500.00			0.00%	0.00%	0.00
				<b>Total</b>			
				<b>Payments/Credits</b>			
				<b>Balance Due</b>			

CR&T Builders, Inc.

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 San Marcos, TX 78666  
 crt.maupin.office@gmail.com

# Invoice

Phone #
5123961703

Date	Invoice #
9/14/2023	1388

Bill To
Corick Auto Center Rick Benavidez 3600 N. HWY 123 San Marcos, TX 78666

Due Date	Project
9/22/2023	

Item	Description	Est Amt	Prior Amt	Prior %	Curr %	Total %	Amount
Floor Sealer	Allowance to seal concrete and protect for the duration of the project	15,172.50			39.30%	39.30%	5,962.50
	<b>05 Metal Building</b>						
Metal Erect...	Metal Building- Irontek	135,000.00	79,000.00	58.52%	0.00%	58.52%	0.00
Metal Erect...	Metal Railing-Irontek	2,200.00			0.00%	0.00%	0.00
Metal Erect...	Dumpster enclosure Gates & Bollards	5,200.00			0.00%	0.00%	0.00
Roofing	Metal Roofing-Cadillac Roofing	14,905.00	11,440.00	76.75%	0.00%	76.75%	0.00
	<b>06 Woods and Plastics</b>						
Lumber	Lumber-McCoy's	50,500.00	32,745.94	64.84%	4.83%	69.68%	2,441.40
Framing la...	Framing Labor	40,200.00	25,000.00	62.19%	0.00%	62.19%	0.00
	<b>07 Thermal and Moisture</b>						
Insulation	Spray form Insulation- Insolation	11,750.00			83.85%	83.85%	9,852.00
Gutters	Gutters- Advance Seamless Gutters	3,500.00			0.00%	0.00%	0.00
	<b>08 Windows and Doors</b>						
Windows	Windows- McCoy's	4,575.72	4,575.72	100.00%	0.00%	100.00%	0.00
Interior Do...	Interior Doors	13,708.74			0.00%	0.00%	0.00
Exterior do...	Store Front Doors- NB Glass	10,000.00	6,267.00	62.67%	0.00%	62.67%	0.00
	<b>09 Finishes</b>						
Sheetrock	Hang, Tape, Float, & Texture	19,500.00			52.82%	52.82%	10,300.00
Trim	Interior Trim Out- Big Tex Woodworks	5,680.00			0.00%	0.00%	0.00
				<b>Total</b>			
				<b>Payments/Credits</b>			
				<b>Balance Due</b>			

CR&T Builders, Inc.

811 Mountain View  
 San Marcos, TX 78666  
 crt.maupin.office@gmail.com

# Invoice

Phone #
5123961703

Date	Invoice #
9/14/2023	1388

<b>Bill To</b>
Corick Auto Center Rick Benavidez 3600 N. HWY 123 San Marcos , TX 78666

Due Date	Project
9/22/2023	

Item	Description	Est Amt	Prior Amt	Prior %	Curr %	Total %	Amount
Trim	Trim Materials	5,000.00			0.00%	0.00%	0.00
Painting	Painting-360 Painting	40,284.87	4,050.00	10.05%	14.78%	24.83%	5,954.40
Fire Protect...	FRP on Walls	3,000.00			0.00%	0.00%	0.00
Cabinets	Cabinets- Jordan wood Products	9,500.00			0.00%	0.00%	0.00
Countertops	Countertops	6,800.00			0.00%	0.00%	0.00
Tile	Mop Sink and Shower	4,750.00			0.00%	0.00%	0.00
Hardware	10 Specialties Grab bars, cabinet pulls door hardware, and fire extinguishers	3,000.00			0.00%	0.00%	0.00
Steel metal ...	Rockerete-Steel Metal Grates for drainage of water	1,677.50	1,677.50	100.00%	0.00%	100.00%	0.00
Heat and Air	15 Mechanical HVAC-HVAC Air Services	32,375.00	10,000.00	30.89%	43.24%	74.13%	14,000.00
XLarge Fans	XLarge Fans-Big Ass Fan	9,000.00			0.00%	0.00%	0.00
Plumbing	Turnkey Plumbing-Kelly Williams Plumbing	43,473.20	41,957.70	96.51%	1.87%	98.38%	811.88
Electrical	16 Electrical Electrical-Corridor Electric	104,980.00	34,010.00	32.40%	0.00%	32.40%	0.00
Security Sy...	Low Voltage- Automation Designs	15,000.00	6,105.80	40.71%	12.12%	52.83%	1,818.60
CRT LAB...	CR&T Labor-Overhead	185,195.08	86,921.67	46.94%	13.95%	60.89%	25,841.08
Commercia...	Management Fee	99,720.42	99,720.42	100.00%	0.00%	100.00%	0.00
Commercia...	Retainage						-7,752.32
	Sales Tax	0.00					0.00

<b>Total</b>	\$147,294.16
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$147,294.16

Change Order

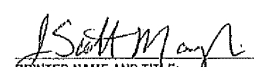
PROJECT: <i>San Marcos Auto Center</i>	CONTRACT INFORMATION: Contract For: Date: 10/27/2022	CHANGE ORDER INFORMATION: Change Order Number: 7 Date: 09/12/2023
OWNER: <i>Corick Auto Group</i>	ARCHITECT: <i>Michael Wills</i>	CONTRACTOR: <i>CR&amp;T Builders, Inc.</i>

The Contract is changed as follows:  
Making correction in the amount of contract

The original Contract Sum was	\$ <u>1,709,493.03</u>
The net change by previously authorized Change Orders	\$ <u>100,014.00</u>
The Contract Sum prior to this Change Order was	\$ <u>1,809,507.03</u>
The Contract Sum will be decrease by this Change Order in the amount of	\$ <u>43,877.50</u>
The new Contract Sum, including this Change Order, will be	\$ <u>1,765,629.53</u>
The Contract Time will be unchanged by	(     ) days.
The new date of Substantial Completion will be.	

NOTE: Correction for the amount of contract.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR, AND OWNER.

ARCHITECT ( <i>Firm name</i> )	CONTRACTOR: <i>CR&amp;T Builders, Inc</i> 16085 N. HWY 123 San Marcos, Texas 78666	OWNER ( <i>Firm name</i> )
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE: J Scott Maupin President	PRINTED NAME AND TITLE
DATE	DATE: 09/12/2023	DATE

TO OWNER Corrick Auto Center  
 3600 N. HWY 123  
 San Marcos, TX 78666

PROJECT: San Marcos Auto Center  
 2510 Hunter Road  
 San Marcos, TX 78666

APPLICATION NO: 7

Distribution to:

- OWNER
- ARCHITECT
- CONTRACTOR

FROM CONTRACTOR:

VIA ARCHITECT: Michael Willis

Period To: 08/01/2023-09/08/2023

BANK

CR&T Builders, Inc  
 16085 HWY 123, STE.101  
 San Marcos, TX 78666

Project #: Corrick Auto Group

CONTRACT DATE 10/28/22

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment as shown below, in connection with the Contract Continuation Sheet, ALIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 1,709,495.03
- 2. Net change by Change Orders \$ 56,136.50
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,765,631.53
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,291,457.66

5. RETAINAGE:

- a. 5 % of Completed Work \$ 61,572.88  
 (Column D + E on G703)
- b. % of Stored Material \$         
 (Column F on G703)

Total Retainage (Lines 5a + 5b or

- 6. TOTAL EARNED LESS RETAINAGE \$ 62,073.10  
 (Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,169,884.78
- 8. CURRENT PAYMENT DUE \$ 1,097,996.08
- 9. BALANCE TO FINISH INCLUDING RETAINAGE (Line 3 less 6) \$ 71,888.70  
 \$ 993,744.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$66,136.50	\$46,877.50
Total approved this Month		
<b>TOTALS</b>		\$46,877.50
<b>NET CHANGES by Change Order</b>	\$66,136.50	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 

Date:

Subscribed and sworn to before me this        day of       , 2023

County of        State of: TEXAS

My Commission expires on:

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: ..... \$       

*(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)*

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Assurances, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Change Order

PROJECT: <i>San Marcos Auto Center</i>	CONTRACT INFORMATION: Contract For: Date: 10/27/2022	CHANGE ORDER INFORMATION: Change Order Number: 8 Date: 09/12/2023
OWNER: <i>Corick Auto Group</i>	ARCHITECT: <i>Michael Wills</i>	CONTRACTOR: <i>CR&amp;T Builders, Inc.</i>

The Contract is changed as follows:  
Changed out electric sweeps to Rigid Galvanized. Installed RCP culvert pipe, installed drain for wash bay. Two detention ponds, remaining balance for balance on invoice 211, Capital Precast Capital Geotechnical, equipment

The original Contract Sum was	\$ <u>1,709,493.03</u>
The net change by previously authorized Change Orders	\$ <u>58,136.50</u>
The Contract Sum prior to this Change Order was	\$ <u>1,765,629.53</u>
The Contract Sum will be increase by this Change Order in the amount of	\$ <u>27,283.09</u>
The new Contract Sum, including this Change Order, will be	\$ <u>1,792,912.62</u>
The Contract Time will be unchanged by	(       ) days.
The new date of Substantial Completion will be.	

NOTE: Winston Construction

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR, AND OWNER.**

ARCHITECT ( <i>Firm name</i> )	CONTRACTOR: <i>CR&amp;T Builders, Inc</i> 16085 N. HWY 123 San Marcos, Texas 78666	OWNER ( <i>Firm name</i> )
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE: <i>J Scott Maupin</i> J Scott Maupin President	PRINTED NAME AND TITLE
DATE	DATE: 09/12/2023	DATE

Winston Construction Inc  
PO Box 2188  
Wimberley, TX 78676 US  
winstonconstructioninc@yahoo.com

# Invoice

BILL TO  
CR&T Builders/SM Auto Center  
Detention Ponds  
CR&T Builders  
United States

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
225	09/08/2023	\$14,273.00	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LABOR	Final Bill for SM Auto Center	1	14,273.00	14,273.00
		Changed out electric sweeps to Rigid Galvanized			
		Installation of RCP culvert pipe			
		Installation of drain for wash bay			
		Two detentions ponds			
		BALANCE DUE			\$14,273.00

ENTERED

Winston Construction Inc  
 PO Box 2188  
 Wimberley, TX 78676 US  
 winstonconstructioninc@yahoo.com

**Invoice**

SENT TO  
 CR&T Builders/SM Auto Center  
 Underground Electric  
 CR&T Builders/SM Auto Center Sewer  
 Main  
 United States

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSURE
211	04/20/2023	\$15,000.00	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LABOR	Draw on Underground Electric	1	15,000.00	15,000.00
				BALANCE DUE	<b>\$15,000.00</b>

Over 896  
 Change order  
 for  
~~8966.00~~  
 13,010.09

15000.00 org. invoice  
 - 6034.00 - org Amount Paid  
 -----  
 8966.00 - over org.  
 Amount of  
 39,900.00

This change order  
 is 8,946.00

~~PAID~~

**INVOICED**

7/25/23, 10:48 AM

Gmail - Transaction receipt



CR&T Office <crt.maupin.office@gmail.com>

**Transaction receipt**

1 message

jeff@capitalprecastllc.com <jeff@capitalprecastllc.com>  
To: "crtmaupin.office@gmail.com" <crtmaupin.office@gmail.com>

Tue, Jul 25, 2023 at 10:47 AM

**Receipt**

Transaction ID: civurb45co19rl74gjqg  
Merchant: Capital Precast LLC  
Merchant Website:  
Merchant Phone: (830) 606-6200  
Transaction Date: 07/25/2023 10:43:40 CDT  
Transaction Type: Sale  
Amount Authorized: \$2,503.82  
Amount Captured: \$2,503.82  
Base Amount: \$2,503.82  
Total: \$2,503.82

PO Number:  
Order ID: 23 44657  
Authorization Code: 00238Q  
Status: Pending\_settlement  
Terminal ID:  
Terminal Description:

**Custom Fields**

**Payment Information**

Cardholder Name:  
Card Type: Mastercard  
Payment Type: card  
Account # \*\*\*\*\*9258 04/25

**Customer Information**

**Billing Address**

6905  
78666

*Auto center*

**Shipping Address**





Capital  
Geotechnical  
Services PLLC

512-237-7442

PAID  
10/29/23

# Invoice 1

Invoice Date: May 24, 2023  
Project #: 21-0122cmt  
Customer ID: J. Scott Maupin

Bill to: CR & T Builders, Inc.  
16085 Hwy 123  
San Marcos, Texas 78666

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, Texas  
QC geomaterials testing and  
inspection services

Page 1 of 1

Date	Description	Quantity	Rate	Amount
02/14/23	Lab: Proctor (lab moisture-density) testing	1	\$ 150.00	\$ 150.00
02/14/23	Lab: Atterberg limits (LL + PL)	1	\$ 62.00	\$ 62.00
02/14/23	Lab: Sieve analysis	1	\$ 62.00	\$ 62.00
01/26/23	Geoprofessional Technician: Proof-Rolling (per hour) (rpt 1)	2.75	\$ 49.00	\$ 134.75
01/26/23	Vehicle and fuel cost trip charge	1	\$ 65.00	\$ 65.00
01/26/23	Report Preparation	1	\$ 22.00	\$ 22.00
02/14/23	Geoprof. Technician: Moisture-Density Testing (per hr) (rpt 2)	2.25	\$ 49.00	\$ 110.25
02/14/23	Vehicle and fuel cost trip charge	1	\$ 65.00	\$ 65.00
02/14/23	Nuclear gauge use (per day)	1	\$ 30.00	\$ 30.00
02/14/23	Report Preparation	1	\$ 22.00	\$ 22.00
02/16/23	Geoprof. Technician: Moisture-Density Testing (per hr) (rpt 3)	2.75	\$ 49.00	\$ 134.75
02/16/23	Vehicle and fuel cost trip charge	1	\$ 65.00	\$ 65.00
02/16/23	Nuclear gauge use (per day)	1	\$ 30.00	\$ 30.00
02/16/23	Report Preparation	1	\$ 22.00	\$ 22.00
02/17/23	Geoprof. Technician: Proof-Rolling (per hour) (rpt 4)	2.75	\$ 49.00	\$ 134.75
02/17/23	Vehicle and fuel cost trip charge	1	\$ 65.00	\$ 65.00
02/17/23	Report Preparation	1	\$ 22.00	\$ 22.00
02/23/23	Geoprof. Technician: Density Testing (per hour) (rpt 5)	2.75	\$ 49.00	\$ 134.75
02/23/23	Vehicle and fuel cost trip charge	1	\$ 65.00	\$ 65.00
02/23/23	Nuclear gauge use (per day)	1	\$ 30.00	\$ 30.00
02/23/23	Report Preparation	1	\$ 22.00	\$ 22.00

Current time from Invoice:	1 month	2 months	3 months	Property lien filed	Subtotal (page 1)
1 month	06/24/23				\$1,448.25

Amount Enclosed  
\$0.00

Date: 05/24/23  
Amount Due: \$1,448.25  
Amount Enclosed:  Total

Amount Enclosed  
\$0.00

Make check payable to Capital Geotechnical Services PLLC  
Thank you for your business!

If paying with Zelle or Paypal, send payment to nickk@capitalgeotechnical.com  
If paying with Venmo, send payment to Nicholas-Kauffman-3 (xxx-8423)  
If paying with CashApp, send payment to \$CapGeotech

Remit check to: Capital Geotechnical Services PLLC - 13200 Pond Springs Road, Suite G-56, Austin, Texas 78729

**Power Haus Equipment**

1621 W. San Antonio St.  
 San Marcos, TX 78666  
 Phone: (512) 392-1518

**Invoice 104770**

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. Receipt required for full credit. No returns on any electrical parts. A restocking fee may apply.

Bill To				Ship To			
CR&T BUILDERS 811 MOUNTAIN VIEW SAN MARCOS, TX 78666							
Customer	Contact	Customer Tax Number	Phone	Cell Phone	Transaction	PO Number	
1804	SCOTTMAUPIN		(512) 227-7290	(512) 227-7290	Charge	SHOP	
Counter Person	Sales Person	Invoice Date	Reference	Email Address		Department	
House Account	House Account	06/24/23	129835	MAUPINBUILDERS@HOTMAIL.COM, CRT, MAUPIN.OFFICE@GMAIL.COM		Counter Sales	

Part Number	Line	Description	Ordered	B/O'd	Shipped	List	Net Each	Amount
7010-319-0011	STIP	SUMMER BLEND MOTOMIX ENG OIL 1 GAL CONT	1		1	\$35.00	\$35.00	\$35.00
23RS-80	STIP	.325 RS .050 80 DL LOOP	1		1	\$40.00	\$40.00	\$40.00
Labor	Line	Mechanic	Description			Rate	Time	Amount
CHAINOFF			CHAIN SHARPEN SERVICE			\$8.00	1:00	\$8.00
Description	Line	Reference		Quantity		Net Each		Amount
CHAIN INSTALLATION				1		\$2.00		\$2.00

Invoice Total \$85.00  
 Sales Tax \$7.02  
 Grand Total \$92.02

*[Handwritten signature]*

*Auto  
 Center*

**PAID**  
 #104770

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. Receipt required for full credit. No returns on any electrical parts. A restocking fee may apply to special order parts.	
Notes:	Customer acknowledges receipt thereof: <i>[Handwritten signature]</i>

Change Order

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PROJECT: <i>San Marcos Auto Center</i>	CONTRACT INFORMATION: Contract For: Date: 10/27/2022	CHANGE ORDER INFORMATION: Change Order Number: 9 Date: 09/12/2023
OWNER: <i>Cortek Auto Group</i>	ARCHITECT: <i>Michael Wills</i>	CONTRACTOR: <i>CR&amp;T Builders, Inc.</i>

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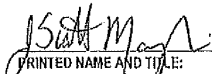
The Contract is changed as follows:  
Landscaping

The original Contract Sum was	\$ 1,709,493.03
The net change by previously authorized Change Orders	\$ 83,419.59
The Contract Sum prior to this Change Order was	\$ 1,792,912.62
The Contract Sum will be increase by this Change Order in the amount of	\$ 6,806.76
The new Contract Sum, including this Change Order, will be	\$ 1,799,719.38
The Contract Time will be unchanged by	( ) days.
The new date of Substantial Completion will be.	

NOTE: Diamondback Landscaping

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR, AND OWNER.

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ARCHITECT ( <i>Firm name</i> )	CONTRACTOR: CR&T Builders, Inc 16085 N. HWY 123 San Marcos, Texas 78666	OWNER ( <i>Firm name</i> )
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE: J Scott Maupin President	PRINTED NAME AND TITLE
DATE	DATE: 09/12/2023	DATE

---

# Estimate

DATE	ESTIMATE #
7/31/2023	25908

Diamondback Landscaping & Lawn Care,  
 EIN#74-2723064  
 294 Hidden Farms Drive  
 San Marcos, TX. 78666-2125  
 #512-392-3808

NAME / ADDRESS
JOE MAUPIN LONE OAK BUSINESS PARK 16085 HWY 123 STE 101 SAN MARCOS, TX 78666

DESCRIPTION	QTY	COST	PROJECT
			TOTAL
LANDSCAPING FOR SAN MARCOS AUTO CENTER (BUDGET NUMBERS)		0.00	0.00
2 INCH CALIPER TREES. (CEDAR ELM)	8	395.00	3,160.00T
2 INCH CALIPER TREES. (LACEY OAK)	9	395.00	3,555.00T
5 GAL. PLANTS (TX SAGE)	43	21.90	941.70T
PALLETS OF 419 BERMUDA	25	190.00	4,750.00T
DELIVERY CHARGE	2	600.00	1,200.00T
LOADS OF TOPSOIL (FOR FINE GRADING ONLY)	28	225.00	6,300.00T
LOAD(S) OF RIVER ROCK 12YRD	4	690.00	2,760.00T
MULCH	8	48.00	384.00T
MACHINE WORK AND LABOR		17,500.00	17,500.00T
LOADS B ROCK	4	370.00	1,480.00T
LOAD BULL ROCK 2X3	2	370.00	740.00T
GEOTEXTILE		640.00	640.00T
MACHINE WORK AND LABOR		3,160.00	3,160.00T
BIOFILTRATION MEDIA FOR DETENTION RAIN GARDENS (+/- 180 CUBIC YARDS AT 18" IN DEPTH) HAULED		10,260.00	10,260.00T
PALLETS OF 419 BERMUDA	22	190.00	4,180.00T
DELIVERY OF GRASS SOD	1	600.00	600.00T
MULCH (HARDWOOD MULCH)	30	48.00	1,440.00T
MACHINE WORK AND LABOR (TO INSTALL)		9,750.00	9,750.00T
THIS DOES NOT INCLUDE EXCAVATION OF THE DEFENTION PONDS. THEY WILL NEED TO EXCAVATED AND INSPECTED TO CITY SPECS BEFORE BIOFILTRATION MEDIA IS INSTALLED. MATERIAL QUANTITY IS FOR 18" IN DEPTH			
SALES TAX		8.25%	6,006.06
THANK YOU, TOBY		<b>TOTAL</b>	\$78,806.76

Change Order

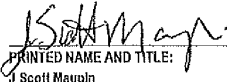
PROJECT: <i>San Marcos Auto Center</i>	CONTRACT INFORMATION: Contract For: Date: 10/27/2022	CHANGE ORDER INFORMATION: Change Order Number: 10 Date: 09/12/2023
OWNER: <i>Cortek Auto Group</i>	ARCHITECT: <i>Michael Wills</i>	CONTRACTOR: <i>CR&amp;T Builders, Inc.</i>

The Contract is changed as follows:  
Richter industries polishing the floor for office and Shop, The Shop was the Addon.

The original Contract Sum was	\$ <u>1,709,493.03</u>
The net change by previously authorized Change Orders	\$ <u>90,226.35</u>
The Contract Sum prior to this Change Order was	\$ <u>1,799,719.38</u>
The Contract Sum will be increase by this Change Order in the amount of	\$ <u>8,672.50</u>
The new Contract Sum, including this Change Order, will be	\$ <u>1,808,391.88</u>
The Contract Time will be unchanged by	(     ) days.
The new date of Substantial Completion will be.	

NOTE: *Richter Industries*

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR, AND OWNER.

ARCHITECT ( <i>Firm name</i> )	CONTRACTOR: CR&T Builders, Inc 16085 N. HWY 123 San Marcos, Texas 78666	OWNER ( <i>Firm name</i> )
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE: J Scott Maupin President	PRINTED NAME AND TITLE
DATE	DATE: 09/12/2023	DATE



Richter Industries LLC  
520 River City Dr. #102  
New Braunfels, TX  
78130

**PRICING**

Shop Floors - Cream polish (Class A - Level 3 shine) Material and labor	\$ 9,210.00
*Polish before walls are up: \$0,310.00	
Office Floors - Cream polish (Class A - Level 3 shine) Material and labor	\$ 3,787.50 ✓
Control Joint Filler Material and labor	\$ 2,175.00 ✓

**WARRANTY**

Richter Industries LLC will provide a one-year warranty on material and installation. We will not, however, warranty any chipping or scratching caused by impact abuse. Moisture tests only give an accurate reading of the moisture present in the slab at the time of the test. Moisture levels can change within the slab over time. A moisture test is not a guarantee of safe moisture levels for the life of the floor and therefore cannot be guaranteed without installing a moisture vapor barrier.

Please sign below and return as an authorization to proceed

The undersigned buyer accepts this proposal as a binding contract subject only to the approval of the buyer's credit by the seller which approval shall not be unreasonably withheld. The conditions set forth on this proposal are a part of the proposal and no contradictory or additional term contained in any form sent, delivered or produced by buyer shall become part of the contract unless accepted in writing by seller. This proposal is subject to signing a mutual agreeable contract. This proposal shall be accepted by buyer's authorized signature hereon or by acceptance of any performance, shipment or delivery by seller.

Buyer Joe Maxon  
Title project super-intendant  
Date 9-5-2023  
Email Joe@MaxonTX.com

15,172.20  
- 2,501.20  
8672.50

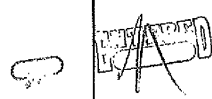
EAEEnvironmental Co.  
 113 N. Johnson Ave.  
 San Marcos, TX 78666  
 512-644-1927  
 lisa@eaenvironmental.net

# Invoice

Date	Invoice #
8/31/2023	20230119

Bill To
CR&T Builders, Inc. Attn: Joe Maupin 16085 Texas Hwy 123 San Marcos, TX 78666

Due Date	P.O. No.
9/30/2023	

Item	Description	Quantity	Rate	Amount
Labor	August SWPPP Inspections for San Marcos Auto Center W.O. #020-001	5	100.00	500.00
				
Payment due within 30 days of receipt. Thank you for your business.			<b>Total</b>	\$500.00

**INVOICED**  
 9/11/2023









**HONEY BUCKET**

PO Box 73399 PUYALLUP, WA 98373-0399  
(612) 863-8806 or (800) 444-2371

Invoice Number	0553693582
Site Number	213835-0009
Customer Number	213835
Invoice Date	08/30/23
Due Date	09/29/23
Amount Due	158.59

**Billing Address:**

CR & T Builders Inc  
16085 N State Highway 123  
San Marcos, TX 78666-3897

**Service:** CR & T Builders Inc  
**Location:** 2510 Hunter Rd  
San Marcos, TX 78666

**INVOICE**

Service	Delivery	P.O. #	Job #										
Optional Service Frequency Is Listed Below	01/18/23												
Description	Tax (Y/N)	Item #	Amount										
1 Standard Unit Serviced Weekly 08/30/23 to 09/26/23	Y	1026996	146.60										
<table border="1"> <thead> <tr> <th>Non Tax Sales</th> <th>Taxable Sales</th> <th>Subtotal</th> <th>Sales Tax</th> <th>Amount Due</th> </tr> </thead> <tbody> <tr> <td>\$ .00</td> <td>\$ 146.50</td> <td>\$ 146.50</td> <td>\$ 12.09</td> <td>\$ 158.59</td> </tr> </tbody> </table>			Non Tax Sales	Taxable Sales	Subtotal	Sales Tax	Amount Due	\$ .00	\$ 146.50	\$ 146.50	\$ 12.09	\$ 158.59	
Non Tax Sales	Taxable Sales	Subtotal	Sales Tax	Amount Due									
\$ .00	\$ 146.50	\$ 146.50	\$ 12.09	\$ 158.59									

A late fee of 1.0% will be charged if full payment is not received by the due date

Detach here and return coupon with payment



HONEY BUCKET  
PO BOX 73399  
PUYALLUP, WA 98373-0399

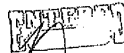
**GO GREEN!**

Visit HoneyBucket.com and click Pay Online to pay by credit card or checking account! You can also sign up to receive your invoices by email!

Invoice Number	0553693582
Site Number	213835-0009
Customer Number	213835
Invoice Date	08/30/23
Due Date	09/29/23
Amount Due	158.59
Amount Enclosed	\$
Check Number	

CR & T Builders Inc  
16085 N State Highway 123  
San Marcos, TX 78666-3897

HONEY BUCKET  
PO BOX 73399  
PUYALLUP, WA 98373-0399



INVOICED  
9-6-23





Mesquite Creek Landfill  
 1700 KOHLENBERG RD. , PERMIT 66B  
 NEW BRAUNFELS , TX, 78130  
 Ph: 830-625-7894

Original  
 Ticket# 1555807

Customer Name CRTBUILDERS CR&T BUILDERS INC Carrier CRT BUILDERS  
 Ticket Date 08/08/2023 Vehicle# BTT7552 Volume 10.0  
 Payment Type Credit Account Container  
 Manual Ticket# Driver Edward Hernandez 512-227-7290  
 Route Billing # 0000653  
 State Waste Code Gen EPA ID  
 Manifest Grid  
 PO  
 Profile ()  
 Generator

In	Time	Scale	Operator	Inbound	Gross	19720 lb
08/08/2023	08:47:06	Scale 2	Inbou tmoored		Tare	13300 lb
08/08/2023	08:47:06		tmoored		Net	6420 lb
					Tons	3.21

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 2000T-C&D TONS	100	3.21	Tons	54.00	3.02	\$173.34	
2 FUEL-Fuel Surcharg	100		%	9.87		\$17.11	
3 RCR-P-Regulatory C	100		%	3.60		\$6.24	

Total Fees \$3.02  
 Total Ticket \$199.71

I certify that the waste I delivered to this facility on this date does not contain any regulated hazardous, toxic, radioactive wastes or substances, or other non-allowable waste.

I also agree to remove any non-allowable wastes I bring to this facility, or pay all costs for proper removal of such wastes, upon requests from this facility.

Driver's Signature

*Auto 99.86*

INVOICED  
 9.16.23

125<sup>00</sup>





Mesquite Creek Landfill  
 1700 KOHLENBERG RD. , PERMIT 66B  
 NEW BRAUNFELS , TX, 78130  
 Ph: 830-625-7894

Original  
 Ticket# 1558483

Customer Name CRTBUILDERS CR&T BUILDERS INC Carrier CRT BUILDERS  
 Ticket Date 08/18/2023 Vehicle# BT7552 Volume 10.0  
 Payment Type Credit Account Container  
 Manual Ticket# Driver Edward Hernandez 512-227-7290  
 Route Billing # 0000653  
 State Waste Code Gen EPA ID  
 Manifest Grid  
 PO  
 Profile ()  
 Generator

In	Time	Scale	Operator	Inbound	Gross	14600 lb
08/18/2023	15:02:57	Scale 2	Inbou tmoored		Tare	13300 lb
08/18/2023	15:02:57		tmoored		Net	1300 lb
					Tons	0.65

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 2000T-C&D TONS	100	0.65	Tons	54.00	0.61	\$108.00	
2 FUEL-Fuel Surcharg	100		%	10.29		\$11.11	
3 RCR-P-Regulatory C	100		%	3.60		\$3.89	

Total Fees \$0.61  
 Total Ticket \$123.61

I certify that the waste I delivered to this facility on this date does not contain any regulated hazardous, toxic, radioactive wastes or substances, or other non-allowable waste.

I also agree to remove any non-allowable wastes I bring to this facility, or pay all costs for proper removal of such wastes, upon requests from this facility.

Driver's Signature

*Kings  
 Auto Center*

*W.L. 8/1  
 W.L. 8/1*

*[Signature]*

*125*

INVOICED

9-16-23



Mesquite Creek Landfill  
 1700 KOHLENBERG RD. , PERMIT 66B  
 NEW BRAUNFELS , TX, 78130  
 Ph: 830-625-7894

Original  
 Ticket# 1562051

Customer Name CRTBUILDERS CR&T BUILDERS INC Carrier CRT BUILDERS  
 Ticket Date 09/05/2023 Vehicle# BTT7552 Volume 10.0  
 Payment Type Credit Account Container  
 Manual Ticket# Driver Edward Hernandez 512-227-7290  
 Route Billing # 0000653  
 State Waste Code Gen EPA ID  
 Manifest Grid  
 PO  
 Profile ()  
 Generator

	Time	Scale	Operator	Inbound	Gross	14640 lb
In	09/05/2023 11:50:10	Scale 1	InBou tmoored		Tare	13300 lb
Out	09/05/2023 11:50:10		tmoored		Net	1340 lb
					Tons	0.67

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 2000T-C&D TONS	100	0.67	Tons	54.00	0.63	\$108.00	
2 FUEL-Fuel Surcharg	100		%	10.59		\$11.44	
3 RCR-P-Regulatory C	100		%	3.60		\$3.89	

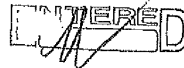
Total Fees \$0.63  
 Total Ticket \$123.96

I certify that the waste I delivered to this facility on this date does not contain any regulated hazardous, toxic, radioactive wastes or substances, or other non-allowable waste.

I also agree to remove any non-allowable wastes I bring to this facility, or pay all costs for proper removal of such wastes, upon requests from this facility.

Driver's Signature

*Auto Center*



125

RECEIVED

9-11



Mesquite Creek Landfill  
 1700 KOHLENBERG RD. , PERMIT 66B  
 NEW BRAUNFELS , TX, 78130  
 Ph: 830-625-7894

Original  
 Ticket# 1562774

Customer Name CRTBUILDERS CR&T BUILDERS INC Carrier CRT BUILDERS  
 Ticket Date 09/07/2023 Vehicle# BT7552 Volume 10.0  
 Payment Type Credit Account Container  
 Manual Ticket# Driver Edward Hernandez 512-227-7290  
 Route Billing # 0000653  
 State Waste Code Gen EPA ID  
 Manifest Grid  
 PO  
 Profile ()  
 Generator

	Time	Scale	Operator	Inbound	Gross	16360 lb
In	09/07/2023 16:48:20	Scale 1 InBou	tmoored		Tare	13300 lb
Out	09/07/2023 16:48:20		tmoored		Net	3060 lb
					Tons	1.53

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 2000T-C&D TONS	100	1.53	Tons	54.00	1.44	\$108.00	
2 FUEL-Fuel Surcharg	100		%	10.62		\$11.47	
3 RCR-P-Regulatory C	100		%	3.60		\$3.89	

Total Fees \$1.44  
 Total Ticket \$124.80

I certify that the waste I delivered to this facility on this date does not contain any regulated hazardous, toxic, radioactive wastes or substances, or other non-allowable waste.

I also agree to remove any non-allowable wastes I bring to this facility, or pay all costs for proper removal of such wastes, upon requests from this facility.

Driver's Signature

*Auto center*

ENTERED 125

INVOICED

9-11



Mesquite Creek Landfill  
 1700 KOHLENBERG RD. , PERMIT 66B  
 NEW BRAUNFELS , TX, 78130  
 Ph: 830-625-7894

Original  
 Ticket# 1564277

Customer Name CRTBUILDERS CR&T BUILDERS INC Carrier CRT BUILDERS  
 Ticket Date 09/14/2023 Vehicle# BTT7552 Volume 10.0  
 Payment Type Credit Account Container  
 Manual Ticket# Driver Edward Hernandez 512-227-7290  
 Route Billing # 0000653  
 State Waste Code Gen EPA ID  
 Manifest Grid  
 PO  
 Profile ()  
 Generator

	Time	Scale	Operator	Inbound	Gross	
In	09/14/2023 13:34:23	Scale 2	Inbou arodri35		16660 lb	
Out	09/14/2023 13:53:37	Out Scale 3	arodri35		12820 lb	
					Net	3840 lb
					Tons	1.92

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 2000T-C&D TONS	100	1.92	Tons	54.00	1.80	\$108.00	
2 FUEL-Fuel Surcharg	100		%	10.77		\$11.63	
3 RCR-P-Regulatory C	100		%	3.60		\$3.89	

Total Fees \$1.80  
 Total Ticket \$125.32

I certify that the waste I delivered to this facility on this date does not contain any regulated hazardous, toxic, radioactive wastes or substances, or other non-allowable waste.

I also agree to remove any non-allowable wastes I bring to this facility, or pay all costs for proper removal of such wastes, upon requests from this facility.

Driver's Signature

*Auto Center.*

ENTERED

INVOICED

9.15.23

Winston Construction Inc  
PO Box 2188  
Wimberley, TX 78676 US  
winstonconstructioninc@yahoo.com

# Invoice

BILL TO  
CR&T Builders/SM Auto Center  
Detention Ponds  
CR&T Builders  
United States

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
225	09/08/2023	\$14,273.00	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LABOR	Final Bill for SM Auto Center	1	14,273.00	14,273.00
		Changed out electric sweeps to Rigid Galvanized			
		Installation of RCP culvert pipe			
		Installation of drain for wash bay			
		Two detentions ponds			
		BALANCE DUE			\$14,273.00

ENTERED  


**G702 APPLICATION and CERTIFICATE for PAYMENT**

To: CR&T Builders Project: San Marcos Auto Center

Application No: 5

Distribution to:

- OWNER
- CONSTRUCTION MGR
- ARCHITECT
- CONTRACTOR
- OTHER

From: CL Concrete  
1105 Quail Run  
San Marcos, TX 78636

App. Date: July 17, 2023

Period to: July 31, 2023

Project No:

Contract Date:

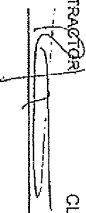
Contract For:

Via Architect:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM	411,210.00
2. Net Change By Change Orders	43,155.00
3. CONTRACT SUM TO DATE	454,365.00
4. TOTAL COMPLETED AND STORED TO DATE	454,365.00

CONTRACTOR: CL Concrete  
By:  Date: 7.18.23


State of: TX

County of: Hays

Subscribed and sworn before me this 18 day of July 2023

- a. of Completed Work 0.00
- b. of Stored Material 0.00

TOTAL RETAINAGE	0.00
6. TOTAL EARNED LESS RETAINAGE	454,365.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	407,765.00
8. CURRENT PAYMENT DUE	46,600.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	0.00

The above personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.  
Notary Public:  My Commission expires: 1/31/24

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	43,155.00	0.00
Total approval this Month	0.00	0.00
<b>TOTALS</b>	<b>43,155.00</b>	<b>0.00</b>
NET CHANGES by Change Order	43,155.00	

**AMOUNT CERTIFIED**

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By: \_\_\_\_\_ Date: \_\_\_\_\_

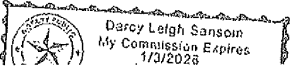
**INVOICED**

9-11-23



This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION You should use an original document which has this caution printed in red. An original assures that changes will not be obscured as they occur when documents are reproduced.



Richter Industries LLC  
520 River City Dr. #102  
New Braunfels, TX 78130 US  
trevor@richterandcollc.com



BILL TO  
CR&T Builders  
Reference: 2510 Hunter Rd

INVOICE 1325

DATE 09/07/2023 TERMS Net 15

DUE DATE 09/22/2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Joint Filler	1	2,175.00	2,175.00
	Polished Concrete Office	1	3,787.50	3,787.50

TOTAL DUE \$5,962.50

ENTERED

INVOICED

9-11-23



**McCoy's Building Supply**

Invoice #07009721  
Order #01305536

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

Invoice Date: 08/19/2023  
Due Date: 09/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$297.99

SKU#	Description	Qty	Price/Ea	Total
02120630	4X9' HARDIE SMOOTH SIDING	2	\$62.36	\$124.72
021286	3/4X4"X12' HARDIE TRIM TXT	12	\$12.55	\$150.56
			<b>Subtotal:</b>	\$275.28
			<b>Tax:</b>	\$22.71
			<b>Invoice Total:</b>	\$297.99

INVOICED

9-11



**McCoy's Building Supply**

Invoice #07009190

Order #01304271

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

Invoice Date: 08/15/2023  
Due Date: 09/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$31.63

SKU #	Description	Qty	Price Ea	Total
05070032	5/8" 48-3/4" X 8' DRYLINE GRN	3	\$9.74	\$29.22
			Subtotal:	\$29.22
			Tax:	\$2.41
			Invoice Total:	\$31.63

INVOICED  
9-11



**McCoy's Building Supply**

Invoice #07009066

Order #01303978

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

*Lumber*

Invoice Date: 08/14/2023  
Due Date: 09/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$96.39

SKU #	Description	Qty	Price/Ea	Total
010403	2X10-10' #2 SOUTHERN PINE	1	\$8.93	\$8.93
012703	2X4-12' #2/SB KD WSTRN SPECIES	12	\$6.68	\$80.11
Subtotal:				\$89.04
Tax:				\$7.35
Invoice Total:				\$96.39

REINFORCED  
9-11

*[Handwritten signature]*



McCoy's Building Supply

Invoice #07009182

Order #01304250

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

*Lumber*

Invoice Date: 08/15/2023  
Due Date: 09/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$108.67

SKU#	Description	Qty	Price/Ea	Total
010303	2X8-10' #2 SOUTHERN PINE	2	\$7.06	\$14.12
012800	2X6-8' #2&BTR DRY WSTRN SPEC	3	\$6.14	\$18.42
02084302	1/8" 48-3/4" X8' THERMO-PLY GR	3	\$13.64	\$40.92
12038216	HRS6 STRAP 6" HD 12GA	6	\$3.06	\$18.37
12103001	10D CONNECTOR NAIL HDG 1LB	1	\$6.71	\$6.71
Subtotal:				\$98.54
Tax:				\$8.13
Invoice Total:				\$106.67

10/10/2023  
0-4



McCoy's Building Supply

Invoice #07011773

Order #01309725

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: C.R&T- AUTO CENTER  
2510 HUNTER RD  
78666

*Lumber*

Invoice Date: 09/06/2023  
Due Date: 10/10/2023  
Ordered By: JOE MAUPIN

Invoice Total: \$1,688.09

SKU#	Description	Qty	Price/Ea	Total
010218	2X6-20' #2 SOUTHERN PINE	35	\$10.09	\$381.12
010618	2X12-20' #2 SOUTHERN PINE/KDDF	12	\$32.70	\$392.41
010715	2X4-8' #1 TREATED PINE	10	\$4.19	\$41.93
011003	4X4-8' #2 TREATED PINE	1	\$10.23	\$10.23
0110230005	6X6-10' #2 WAXED TREATED PINE	10	\$44.35	\$443.53
12103043	ABA44Z POST BASE 4X4 ZMAX	1	\$12.47	\$12.47
12103045	ABA66Z POST BASE 6X6 ZMAX	10	\$21.11	\$211.10
12276012	1/2 X 5-1/2 STRONG BOLT ANCHOR	11	\$3.97	\$43.71
27010003	SUBFLOOR ADHESIVE 28OZ PL400	2	\$7.59	\$15.18
FUELSURCHG	FUEL SURCHARGE	0	\$0.00	\$7.76

Subtotal: \$1,559.44  
Tax: \$128.65  
Invoice Total: \$1,688.09

**ENTERED**

INVOICED

9-11



**McCoy's Building Supply**

Invoice #07012217

Order #01310825

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

Invoice Date: 09/08/2023  
Due Date: 10/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$170.97

SKU #	Description	Qty	Price/Ea	Total
010721	2X4-12' #1 TREATED PINE	4	\$6.60	\$26.40
012703	2X4-12' #2/6B KD WSTRN SPECIES	20	\$6.58	\$131.54
			Subtotal:	\$157.94
			Tax:	\$13.03
			Invoice Total:	\$170.97

~~PAID~~  
L. MAUPIN

INVOICED  
9-11



**McCoy's Building Supply**

Invoice #07012221

Order #01310830

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

Invoice Date: 09/08/2023  
Due Date: 10/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$25.63

SKU #	Description	Qty	Price/Each	Total
0212390	5/16"X12" VINYL H MOLD	3	\$7.89	\$23.68
Subtotal:				\$23.68
Tax:				\$1.96
Invoice Total:				\$25.63

INVOICED  
9-11

Line Item Variance		Contractors Estimate		CRM Estimate		Comments
Description of Work						
Permits/Fees/Testing	100%	100%	0%	100%	0%	
SVPPP	45%	45%	0%	45%	0%	
Surveys	82%	82%	0%	82%	0%	
Utility Bills	7%	7%	0%	7%	0%	
Portable & Lardne	57%	57%	0%	57%	0%	
Interior Cleaning	0%	0%	0%	0%	0%	
Trash Removal	93%	93%	0%	93%	0%	
Rent-a-Fence	86%	86%	0%	86%	0%	
Excavation	91%	91%	0%	91%	0%	
Site Utilities	100%	100%	0%	100%	0%	
Landscaping	0%	0%	0%	0%	0%	
Monolithic Foundation	100%	100%	0%	100%	0%	
Concrete Waterproofing	0%	0%	0%	0%	0%	
Concrete floor Sealer & Ramboard	39%	39%	0%	39%	0%	
Metal Building	59%	59%	0%	59%	0%	
Metal Railing	0%	0%	0%	0%	0%	
Dumpster Enclosure, Gates, & Bollards	0%	0%	0%	0%	0%	
Metal Roofing	77%	77%	0%	77%	0%	
Framing Material	70%	70%	0%	70%	0%	
Framing Labor	62%	62%	0%	62%	0%	
Spray Foam Insulation	84%	84%	0%	84%	0%	
Gutters	0%	0%	0%	0%	0%	
Windows	100%	100%	0%	100%	0%	
Interior Doors	0%	0%	0%	0%	0%	
Sawfront Doors	63%	63%	0%	63%	0%	
Drywall - hang, tape, float & texture	53%	53%	0%	53%	0%	
Interior Trim	0%	0%	0%	0%	0%	
Interior Trim - Material	0%	0%	0%	0%	0%	
Painting	25%	25%	0%	25%	0%	
CRP on Walls	0%	0%	0%	0%	0%	





**McCoy's Building Supply**

Invoice #07012223

Order #01310832

Branch: 0070  
PO Number: AUTO CENTER  
Shipped To: 78666

Invoice Date: 09/08/2023  
Due Date: 10/10/2023  
Ordered By: JOE MAUPIN  
Invoice Total: \$24.03

SKU #	Description	Qty	Price/Ea	Total
02123900	1/4"X12' VINYL H MOLD	3	\$7.40	\$22.20
Subtotal:				\$22.20
Tax:				\$1.83
Invoice Total:				\$24.03

ENTERED 

INVOICED

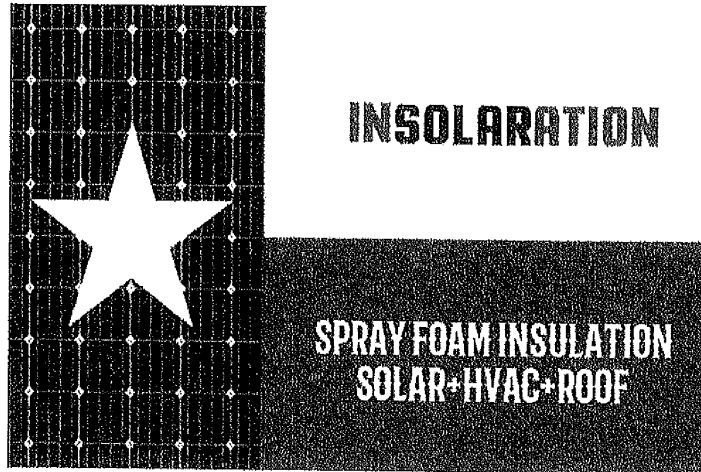
9-11

INSOLARATION

INVOICE

(512)965-3991  
info@insolaration.com

919 Hill Country Road  
Edinburg, Texas  
78539



Attention: Corick Auto  
 2510 Hunter RD  
 San Marcos, TX  
 Date: 08/15/2023  
 Project Description: OC  
 Invoice Number: 10152

	Spray sqft	Unit PPF	Total
Material	1	\$4,900.00	\$4,900.00
Trim/Clean	1	\$1,500.00	\$1,500.00
Prep	1	\$1,000.00	\$1,000.00
Labor	1	\$2,452.00	\$2,452.00
		Subtotal	\$9,852.00
	Tax	0.00%	\$0.00
		Total	\$9,852.00

X

DATE:

PAID 1/2 V# 1732  
4920.00

INVOICED

9-11-23

CORICK





**Service Address**

2510 Hunter Rd.  
San Marcos , Texas

**Bill To**

Joe Maupin  
CR&T Builders  
San Marcos , Texas  
78666  
(512) 749-6856

**Castillo Drywall LLC**

3319 FM 1966  
Maxwell, Texas 78656  
Phone: (512) 558-1800  
Email: castillodrywall3@gmail.com  
Web: www.castillodrywallllc.com

Payment terms      30 Days  
Invoice #              1164  
Date                    08/30/2023  
PO #                    0001187  
Business / Tax #    83-2035093

**Description**

**Total**

Drywall new commercial \$10,300.00

All labor and materials included in this proposal.

Drywall Installation  
Drywall tape and float  
Drywall finish  
Drywall texture  
Light orange peel

5/8" gyp walls  
5/8" gyp ceilings  
5/8" green board splash areas  
90 degree square corner bead TBD  
3 side window return TBD

PLEASE NOTE

No floor covering  
Dumpster provided by Builder  
No Hardie cement board

ENTERED  
*[Signature]*

**Subtotal** \$10,300.00

**Total** **\$10,300.00**

360 Painting Central Texas

328 North LBJ Drive  
Suite 360  
San Marcos, TX 78666 US  
smlucker@360painting.com  
https://www.360painting.com/central-texas/



INVOICE

Joe Maupin  
CR&T Builders, Inc.  
16085 Texas Hwy 123  
SAN MARCOS, TX 78668 USA

1443  
08/09/2023  
Net 15  
08/24/2023

DATE	PROJECT	DESCRIPTION	QTY	UNIT PRICE	TOTAL	TAXES
07/13/2023	Commercial	Interior and Exterior Painting	0.1984928	19.85 % of 29,998.07	29,998.07	5,954.40

**\$5,954.40**

INVOICED

9-11-23



HVAC Air Services, LLC  
License #TACLA42961E  
2568 Old Seguin Rd  
San Marcos, TX 78666  
+1 5122100921  
cooling@myhvacairstervices.com

Invoice 2171

BILL TO

Scott Maupin  
CR&T Builders, Inc  
16085 HWY 123  
San Marcos, Tx 78666  
USA

DATE  
08/28/2023

PLEASE PAY  
\$6,500.00

DUE DATE  
08/28/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Estimate	ESTIMATE: I. Auto Center -OFFICES Install new 5 ton 17 SEER 2-stage heat pump condenser, air handler w/15kw heat kit. 1) new heat pump condenser 2) new air handler w/15kw heat kit 3) new drain pan w/condensate safety switches . Condensate drain 4) Ductwork: new flex R8 duct with 1.5" duct board plenums . Supply and return air vents with finish grills & registers 5) a/c refrigerant piping 6) low voltage control wiring 7) outside air vent with control damper 8) Honeywell 20x25x4 media filter cabinet 9) thermostat: Nest Wi-Fi thermostat 10) start-up of system  Equipment, labor : \$11,875.00 Ductwork and labor : \$7500.00  Total: all materials, labor & taxes - \$19,375.00	0.00

PAID

PAID

INVOICED  
9.11.23



HVAC Air Services, LLC  
 License #TACLA42961E  
 2568 Old Seguin Rd  
 San Marcos, TX 78666  
 +1 5122100921  
 cooling@myhvacairstervices.com

Invoice 2187

BILL TO

Scott Mauph  
 CR&T Builders, Inc  
 16085 HWY 123  
 San Marcos, Tx 78666  
 USA

DATE  
 09/14/2023

PLEASE PAY  
**\$7,500.00**

DUE DATE  
 09/15/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Estimate	ESTIMATE: I. Auto Center -OFFICES Install new 5 ton 17 SEER 2-stage heat pump condenser, air handler w/15kw heat kit. 1) new heat pump condenser 2) new air handler w/15kw heat kit 3) new drain pan w/condensate safety switches . Condensate drain 4) Ductwork: new flex R8 duct with 1.5" duct board plenums . Supply and return air vents with finish grills & registers 5) a/c refrigerant piping 6) low voltage control wiring 7) outside air vent with control damper 8) Honeywell 20x25x4 media filter cabinet 9) thermostat: Nest Wi-Fi thermostat 10) start-up of system  Equipment, labor : \$11,875.00 Ductwork and labor : \$7500.00  Total: all materials, labor & taxes - \$19,375.00	0.00

ENTERED



AUTOMATION DESIGNS, INC.  
PO BOX 1641  
San Marcos, TX 78667 US  
512-396-1223  
accounting@automationdesignsinc.com

Invoice



BILL TO  
16085 Texas 123  
San Marcos, Texas 78666  
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
4571	09/07/2023	\$1,818.60	09/22/2023	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

P.O. NUMBER	SALES REP
CORICK 2nd Draw	Ryan Jones

ACTIVITY	QTY	RATE	AMOUNT
Coricks Draw 2 of 2			
<b>Services</b>	0	-5,455.80	0.0
Amount paid on 1st draw \$5455.80			
<b>Misc</b>	0	1,680.00	1,680.00
25% final draw to be turned in upon completion			
		<b>SUBTOTAL</b>	1,680.0
		<b>TAX (8.25%)</b>	138.6
		<b>TOTAL</b>	1,818.6
		<b>BALANCE DUE</b>	<b>\$1,818.6</b>

ENTERED

INVOICED  
9-11-23

**Elaine Rutkowski**

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**From:** Sylvia R. Anninos  
**Sent:** Friday, September 22, 2023 8:39 AM  
**To:** Draws  
**Cc:** David Case  
**Subject:** Draw for Corick Properties  
**Attachments:** 20230922081925752.pdf

Hi,

We have another draw request for you,  
For Corick properties, there are two separate draws in same package, one for the fees.

Thank you,  
Sylvia

Schertz Bank & Trust  
San Marcos Branch  
512-754-7401  
sanninos@schertzbank.com

-----Original Message-----

From: Do Not Reply <donotreply@schertzbank.com>  
Sent: Friday, September 22, 2023 7:19 AM  
To: Sylvia R. Anninos <sanninos@schertzbank.com>  
Subject: Message from "S23887"

This E-mail was sent from "S23887" (IM C3500).

Scan Date: 09.22.2023 08:19:25 (-0400)  
Queries to: donotreply@schertzbank.com